

TO: DEVELOPMENT REVIEW BOARD
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 48-DR-2003
REQUEST: Approve site plan & elevations for public parking garage
PROJECT NAME: 2nd and Brown Parking Garage
LOCATION: 7234 E 2nd St

DATE: November 20, 2003

DEVELOPER/OWNER: City of Scottsdale
ARCHITECT/DESIGNER: DFDG
APPLICANT/COORDINATOR: City of Scottsdale
7447 E Indian School Road
Scottsdale, AZ 85251

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: Several open house meetings have been held with surrounding property owners and business operators. Generally the input received has been positive and supportive of this proposal.

REQUEST: This is a City Capital Improvement Project. The proposal is to replace an existing parking lot with a parking garage and accomplish that by removing two existing houses and relocating a livery. The parking garage will consist of a below grade parking level and one at grade parking level along with accessory restrooms.

LOCATION & ZONING: Located at the southwest corner of 2nd Street and Brown Avenue, zoned C-3 (Highway Commercial) and DO (Downtown Overlay).

HISTORY: The City Council in August 2003 recommended this site for the Old Town parking garage improvements and its preliminary design for which the intent has remained the same.

DISCUSSION: The at-grade area of the parking is proposed with perimeter features including a low wall, restrooms, shade structure, landscaping, and new livery. The parking lot is oriented to make the parking available for the Old Town area and specifically users walking north towards the shopping district of Old Town. Restrooms are provided at the northwest corner of the site, beside elevators that provide access to the lower level parking. The color and material composition includes tan colors, rusted metal, rustic wood doors, and rusticated concrete. The vertical elements complement the existing streetlights that exist throughout the Old Town area.

Staff and the architect have discussed the following items for improvement upon the design proposal and these items are incorporated into the stipulations.

Low wall - The elevations depict a low screen wall with some elements that seem uncharacteristic of the Old Town western scheme. Therefore, the wall will be modified to reflect a more historic finish, with changes to the columns and view fence.

Pedestrian access at Brown – The site plan shows no sidewalk along the entrance drives at Brown Avenue. A minimum width 4-foot sidewalk will be provided.

Entrance on Brown – The entrance at Brown is flanked by large columns that appear to be heavy in relationship to the ranch entry feature above the driveway. Therefore the column features will be revised in scale to more closely match the scale of the columns at the entry feature on 2nd Street.

Noriega Plaza – The Noriega family previously used the houses located along the south side of the site and there is a community desire to provide commemoration. Therefore the site will be revised to include space for a plaque, bench and plaza at the southwest corner entrance to the parking lot.

Landscaping – The landscape palette represents the Old Town characteristic desert plant palette and is a good proposal. Within the last 2 years, the City has conducted an inventory of the Downtown plant palette which resulted in recommendations that will maintain the western composition of plantings but improve the overall appearance. For example, barrel cactus have not been doing well and these should be replaced with an alternative species such as a multi-stemmed tall cactus and large yucca. The Texas sage is the theme sage species in this area and should replace the Thunder Cloud Sage. Rock should be added to the decomposed granite planter beds.

Kira Wauwie
Project Coordination Manager
480-312-7000

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7-Floor Plans
- A-Stipulations/Ordinance Requirements

Project Narrative: 2nd and Brown Site

This project consists of the design and construction of a public underground parking garage at 2nd and Brown Avenue on the City of Scottsdale's existing surface parking lot. This site consists of parcels owned by the City of Scottsdale. Depending upon final design, the garage will contain 150 - 250 parking spaces within a below grade and surface level parking structure. The parcels are currently zoned D/R-1. A future development opportunity at grade is possible with a public/private partnership.



2nd & Brown Parking Garage

48-DR-2003

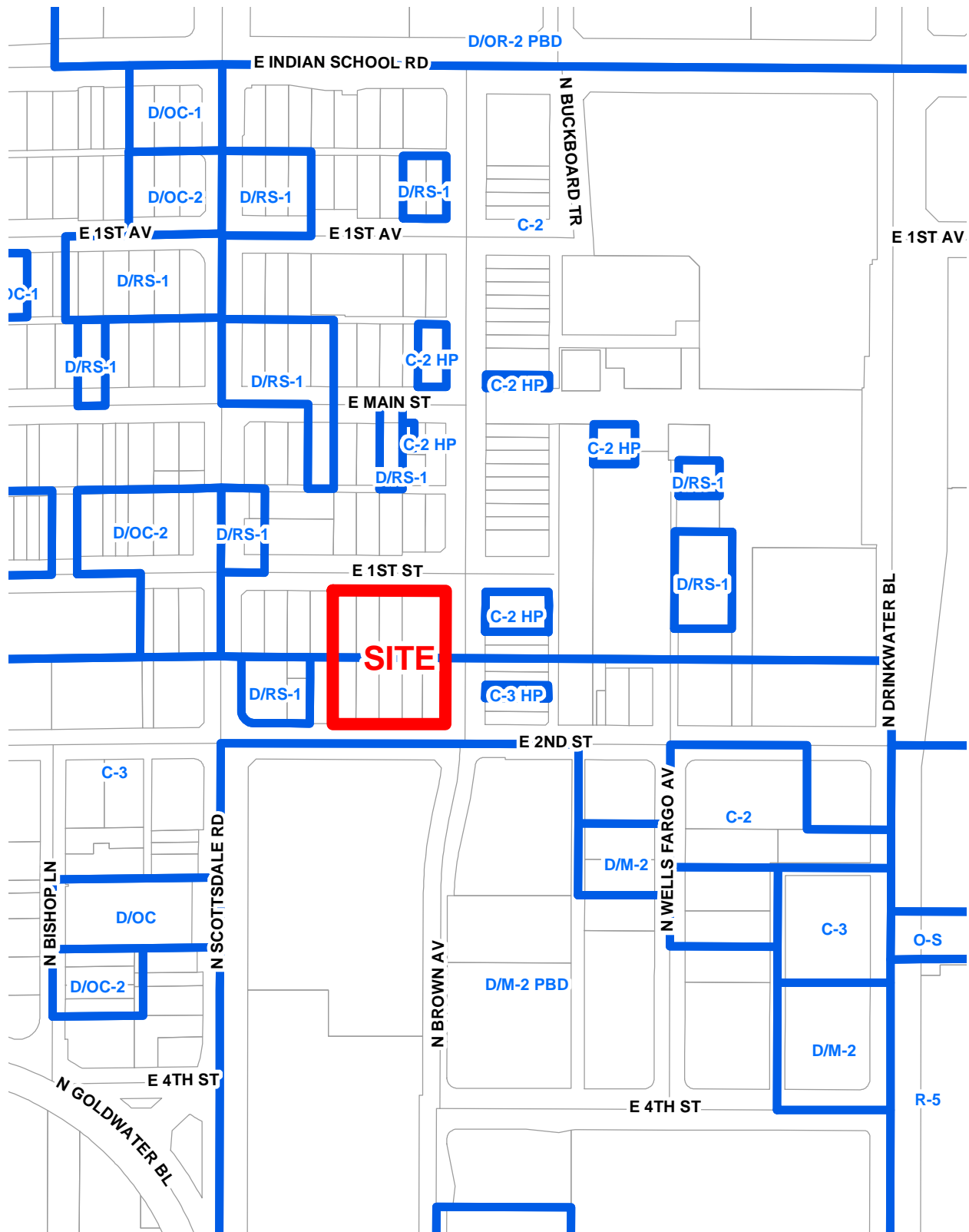
ATTACHMENT #2



2nd & Brown Parking Garage

48-DR-2003

ATTACHMENT #2A



48-DR-2003

ATTACHMENT #3





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BLOCK 11
SCOTTSDALE

City of
Scottsdale
Parking
Structures
OLD TOWN
2nd + Brown Street
Scottsdale, Arizona

D. H. Submittal 10-28-03

CASE # 305-PA-2003

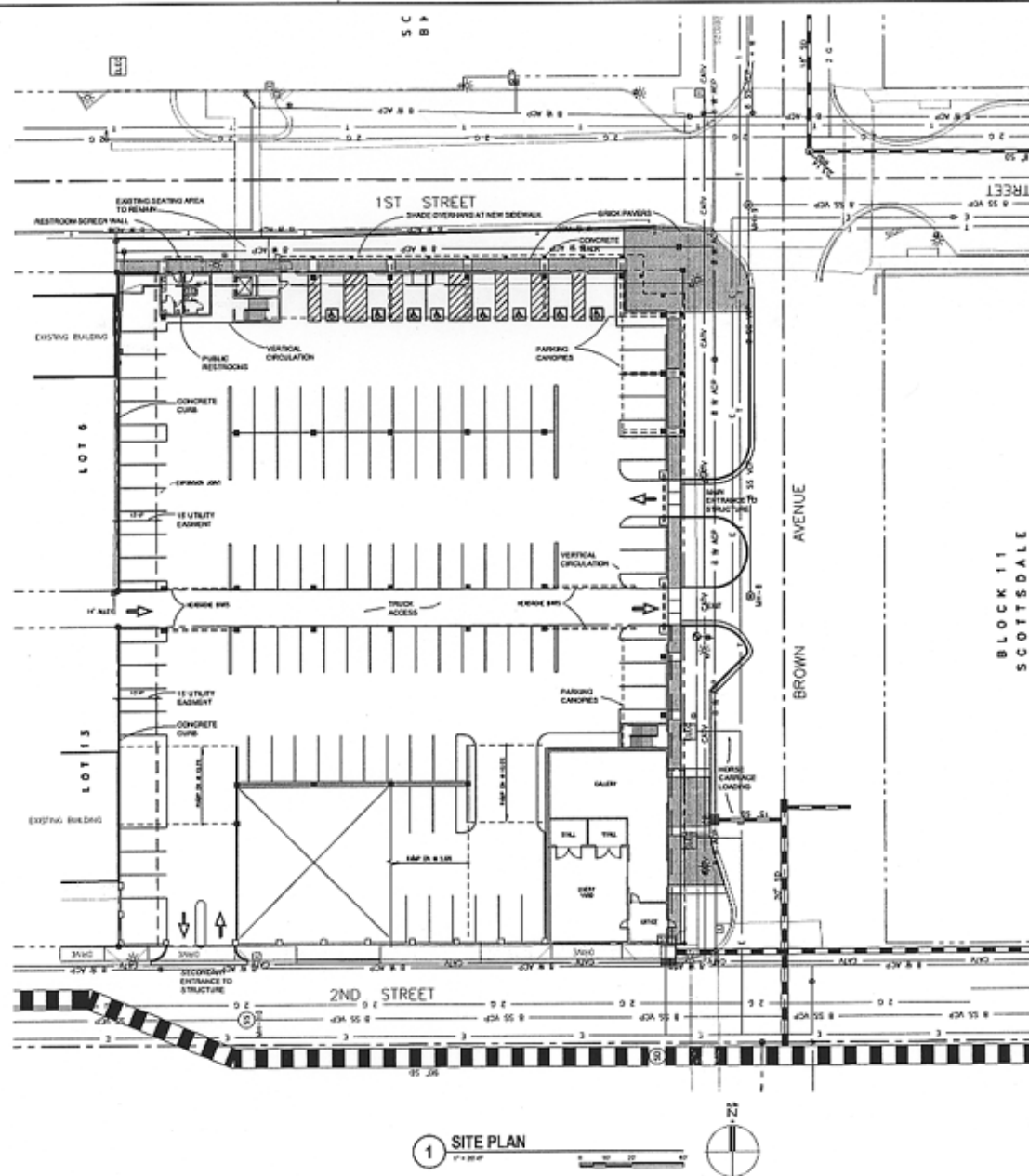
48-CR-03

DFDG Project # 0301.02

**SURFACE LEVEL
SITE PLAN**

A1.1

Frame	Sheet Number
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I. Cor Tabulation and Building Area

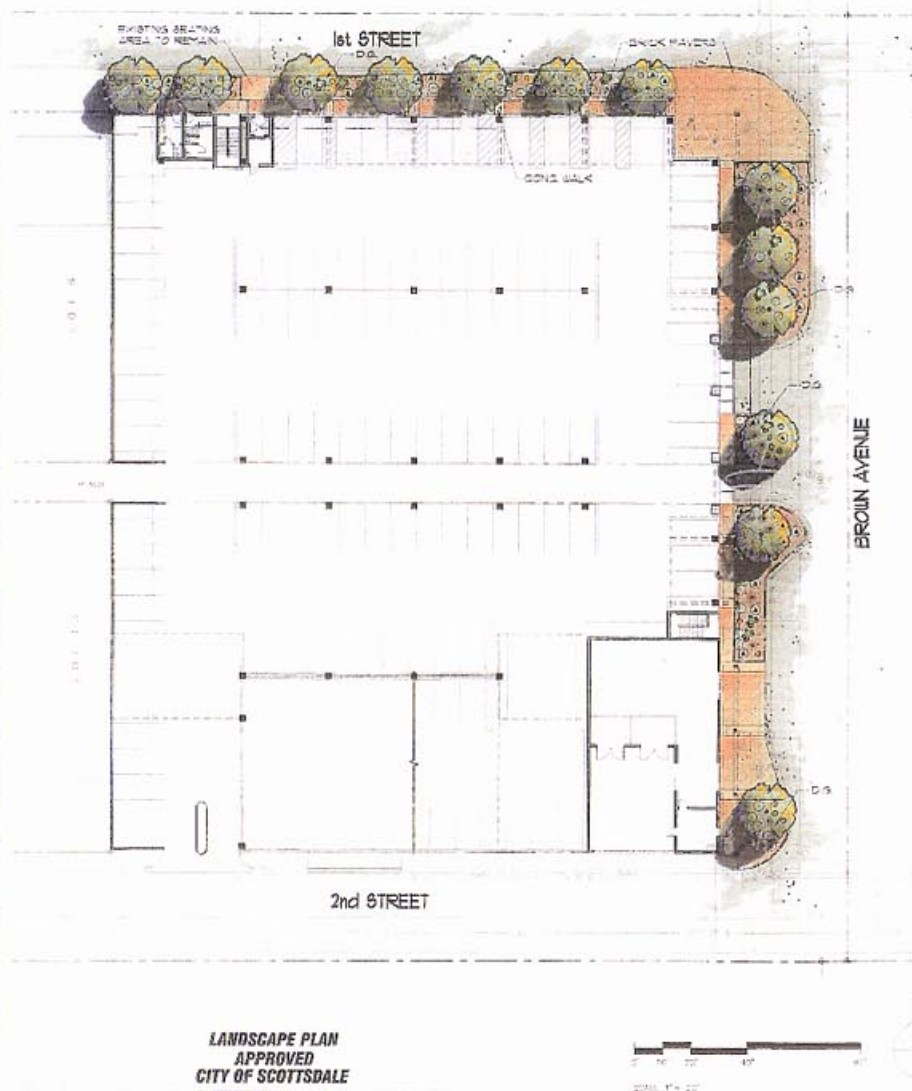
Levels	Standard	Median	Mean	Count
LOWER LEVEL	115	0	115	43,630 S.F.
GROUND LEVEL	110	7	117	61,706 S.F.
TOTAL	225	7	230	105,336 S.F.

II. Parking Data


















PARKING STRUCTURE CAPACITY	230 STALLS
EFFICIENCY	416 S.F./STALL
STALL SIZE - STANDARD	5'x8'
PARKING ANGLE	90°

III. Site Data

54119-50, Fl. 2 139, 40.1



LANDSCAPE LEGEND

SYMBOL	SYMBOLICAL DESCRIPTION NAME	SYMBOL	SYMBOL
	CROSS IN THE SKY	30° E	10
	HORIZONTAL LINE IN THE SKY	30° E	11
	VERTICAL LINE IN THE SKY	30° E	12
	DIAGONAL LINE IN THE SKY	30° E	13
	CROSS IN THE SKY	30° E	14
	CROSS IN THE SKY	30° E	15
	CROSS IN THE SKY	30° E	16
	CROSS IN THE SKY	30° E	17
	CROSS IN THE SKY	30° E	18
	CROSS IN THE SKY	30° E	19
	CROSS IN THE SKY	30° E	20
	CROSS IN THE SKY	30° E	21
	CROSS IN THE SKY	30° E	22
	CROSS IN THE SKY	30° E	23
	CROSS IN THE SKY	30° E	24
	CROSS IN THE SKY	30° E	25
	CROSS IN THE SKY	30° E	26

LANDSCAPE NOTES:

~~DFDG~~

- Architecture
 - Planning
 - Interiors

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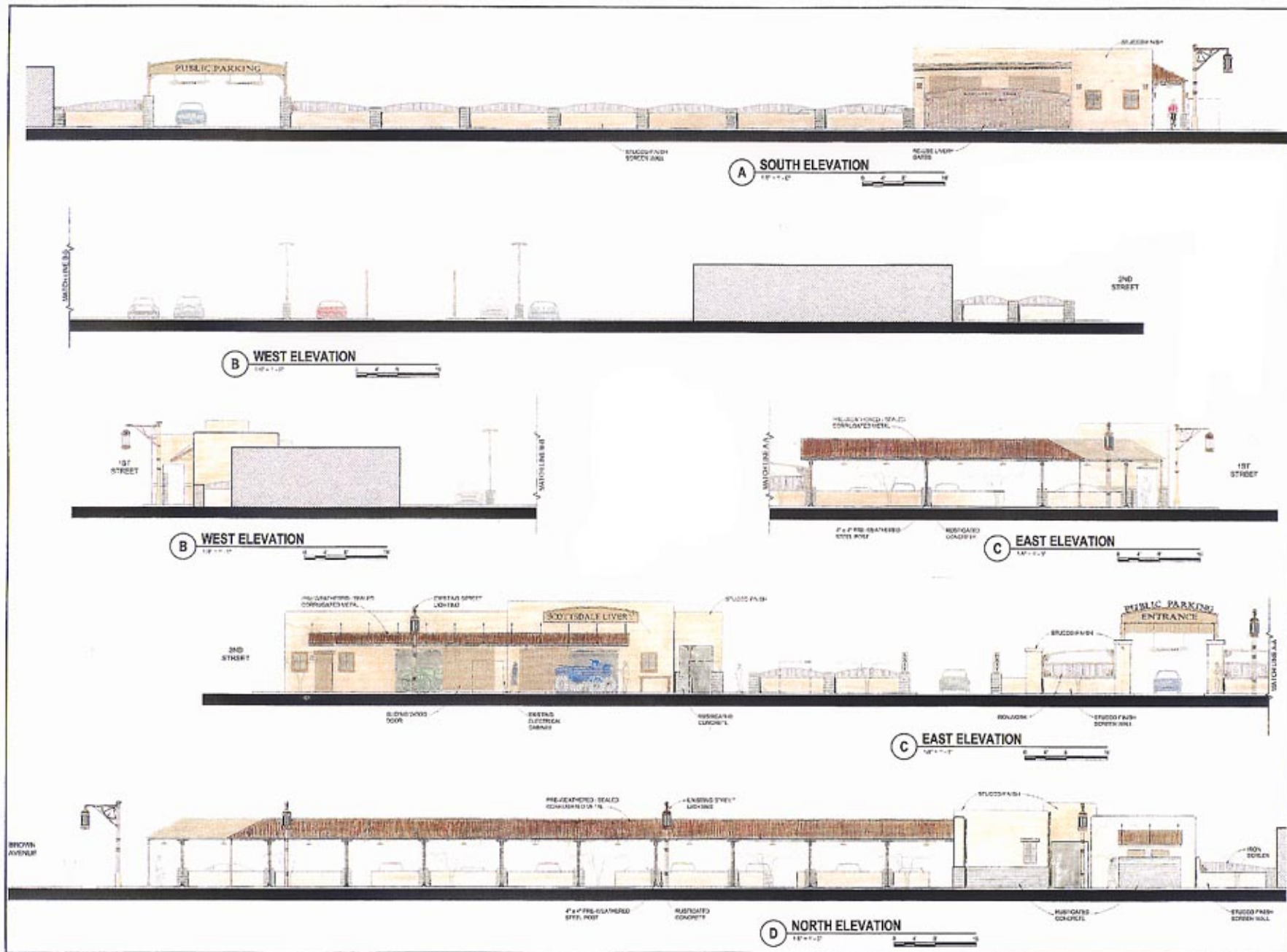
D. H. Gutwirth 10-29-23

CASE # 206-PA-2011
49-012-03

0301.02

PRELIMINARY SITE PLAN

L1.1



DFDG

• Architecture
• Planning
• Interiors

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City of
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Parking
Structures
OLD TOWN
2nd + Brown Street
Scottsdale, Arizona

D. R. Schmitt 10-28-03

CASE # 306-PA-2003
48-DR-23
DFDG Project # 0301.02

EXTERIOR ELEVATIONS

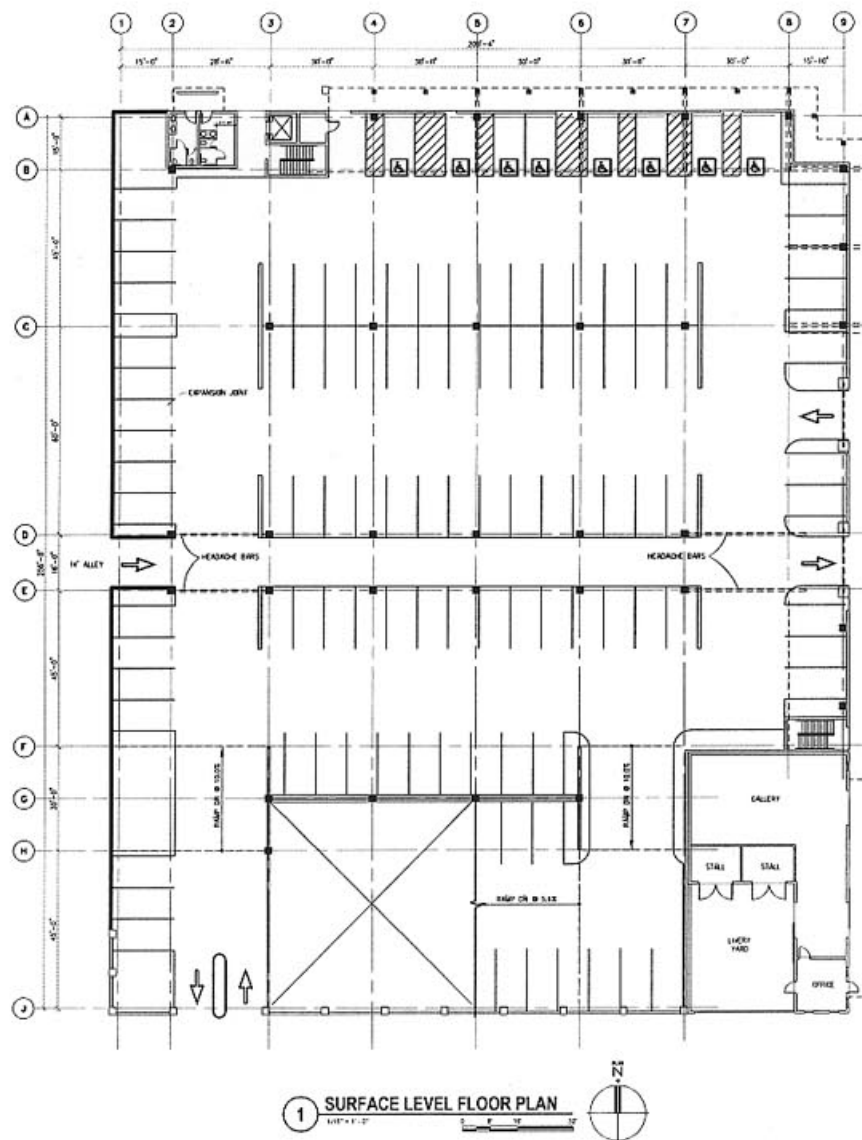
A3.1
Sheet Number

I. Car Tabulation and Building Area

Level	Stalls	Area	Total	Area
LOWER LEVEL	113	6	113	43,535 S.F.
GROUND LEVEL	110	7	117	54,704 S.F.
TOTAL	223	7	230	98,239 S.F.

II. Parking Data

PARKING STRUCTURE CAPACITY	230 STALLS
EFFICIENCY	81% S.F./STALL
STALL SIZE - STANDARD	9'-0"
PARKING ANGLE	90°



1 SURFACE LEVEL FLOOR PLAN
1/8\"/>

DFDG

• Architecture
• Planning
• Interiors

DICK & FRITSCH
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DESIGNED BY DFDG



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City of
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Parking
Structures
OLD TOWN
2nd + Brown Street
Scottsdale, Arizona

D. R. Submittal 10-28-00

CASE # 206-PA-2003
48-DR-03

DFDG Project # 0301.02

FLOOR PLAN

A2.1
Sheet Number



City of
Scottsdale
Parking
Structures
OLD TOWN
2nd + Brown Street
Scottsdale, Arizona

D. R. Submittal 10/28/03

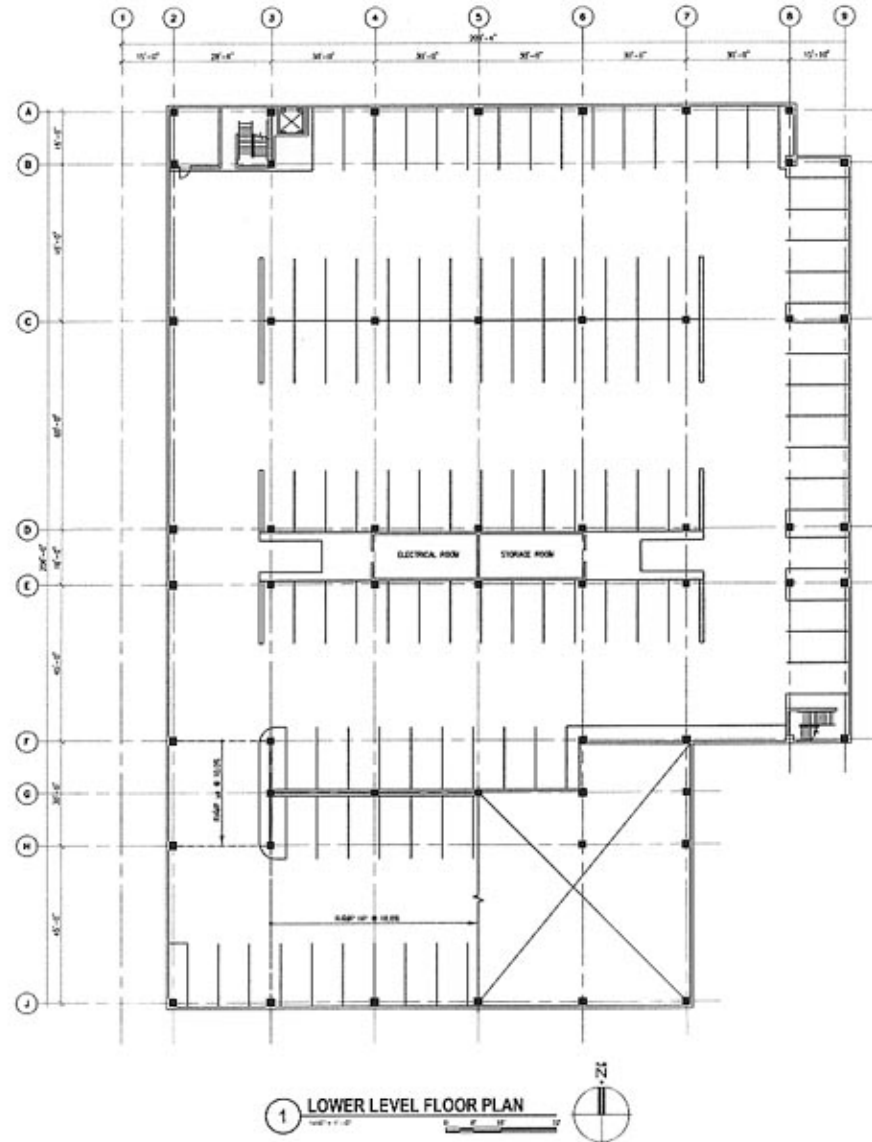
CASE # 306-PA-2003
48-DIV-03

DFDG Project # 0301.02

FLOOR PLAN

A2.2

Sheet Number



I. Car Tabulation and Building Area

LEVEL	Standard	Access	Total	Area
LOWER LEVEL	112	0	112	43,526 S.F.
GROUND LEVEL	118	7	117	54,704 S.F.
TOTAL	223	7	230	98,230 S.F.

II. Parking Data

PARKING STRUCTURE CAPACITY	230 STALLS
EFFICIENCY	814 S.F./STALL
STALL SIZE - STANDARD	9'-0"
PARKING ANGLE	90°

Stipulations for Case: 2nd & Brown Parking Garage 48-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted DFDG, labeled A3.1 and dated 11/07/2003.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by DFDG, labeled A1.1 dated 11/07/2003.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Logan Simpson Design Inc with a plan date of 11/07/2003.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The screen walls shall be modified to demonstrate a more historical character of finish in response to the Old Town western character. Revised plans shall be submitted for staff approval with the Final Plans review.
3. A four-foot wide sidewalk shall be provided along the side of the driveways at Brown Avenue.
4. The plans shall be revised to incorporate the commemorative plaza at the southwest corner of the site.
5. The mass of the entry columns located on Brown Avenue shall be decreased to more closely match the column widths of the entry on 2nd Street.
6. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
7. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
8. All exterior conduit and raceways shall be painted to match the building.
9. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
10. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
11. Wall enclosures for refuse bins or trash compactors, if provided, shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture on both sides.

12. All walls shall match the architectural color, materials and finish of the building(s) from all sides.

Ordinance

- A. Building height shall be measured from the average top of curb elevation to the top of the parking garage roof deck, to the satisfaction of the Project Coordination Manager.

LANDSCAPE DESIGN:

DRB Stipulations

13. The shrubs and ground cover species shall be revised to delete the Barrel/Golden Barrel Cactus and replace that species with a suitable alternative such as multi-stemmed tall cactus and large yucca; replace the Thunder Cloud Sage with Texas Sage; add rock to the planter beds where decomposed granite is shown on the plans, all subject to project coordinator staff approval with the final plans review.
14. Lantana or other dense, leafy ground covers shall not be allowed.

EXTERIOR AND PARKING GARAGE LIGHTING DESIGN:

DRB Stipulations

15. All exterior luminaries, except for sign lighting, shall meet all IESNA requirements for full cutoff and shall be aimed downward and away from property line.
16. The individual luminaire lamp shall not exceed 250 watts.
17. All exterior HID lamp sources shall be HPS.
18. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
19. All exterior light poles, pole fixtures, and yokes shall be a flat black, dark bronze, or rust color.
20. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The parking lot shall not exceed a uniformity ratio of 15:1 average: minimum.
- d. The initial vertical illuminance at 6.0 foot above grade, with the "lightmeter aimed perpendicular into the site and at 90-degrees above nadir, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Carport/trellis Lighting:

- e. The carport/trellis lighting shall be full cut off and the light source shall not be directly visible from the property line.

Parking garage:

- f. Lighting within the parking garage shall be designed in accordance with the "Enhanced Security" requirements of the IESNA's recommended practice RP-20-98, and the IESNA's Guideline G-1-03.

BICYCLE PARKING:

DRB Stipulations

21. If provided, bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

22. Conceptual Civil Site Plan 2nd Street & Brown Avenue submitted by Norman Engineering Group, Inc. and sealed October 30, 2003.
23. Preliminary Site Plan, City of Scottsdale Parking Structures, OLD TOWN submitted by Dick & Fritsche Design Group and dated October 28, 2003.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

24. A Transit stop shall be provided on 2nd street as close to the corner of 2nd and Brown as possible. If that location is not possible then the Transit stop may locate at the commemorative plaza on 2nd Street. The transit stop should include a shelter, sign, bench and trash receptacle.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

25. A final drainage report shall be submitted that demonstrates consistency with the approved Stormwater storage wavier.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- B. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

26. The developer shall design and construct garage entrances and driveways in general conformance with the referenced applicable Preliminary site plan.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Sewer Easement	Minimum 15 feet
Waterline Easement	Minimum 15 feet
Sight Distance Easement	Sight Distance Easements at the exit points of the garage.

DRB Stipulations

27. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

Ordinance**C. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

WATER:**DRB Stipulations****28. Basis of Design Report (Water):**

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
29. The existing 8" ACP that runs between 1st and 2nd Street through the center of the proposed garage will need to be abandoned and removed per Arizona Department of Environmental Quality Guidelines.
30. A new waterline connection shall be provided as shown on the applicable conceptual civil plan.

Ordinance

- D. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

31. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
32. The existing 8 inch sanitary sewer line than runs between 1st and 2nd Street through the center of the proposed garage shall be abandoned by disconnection at the main.
33. A new sanitary sewer connection shall be provided as shown on the applicable conceptual civil plan.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

34. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- E. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into

a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]